

CANNOCK CHASE COUNCIL

CABINET

23 JULY 2009

JOINT REPORT OF THE DIRECTOR OF SERVICE IMPROVEMENT AND THE HEAD OF  
FINANCIAL MANAGEMENT

RESPONSIBLE PORTFOLIO LEADER: HOUSING

HOUSING REVENUE ACCOUNT CAPITAL PROGRAMMES 2008-09 AND 2009-10

KEY DECISION – NO

1. Purpose of Report

- 1.1 To consider the outturn expenditure and use of resources in respect of the 2008-09 Housing Revenue Account (HRA) Capital Programme.
- 1.2 To review in accordance with the Council's agreed Capital Expenditure Control Procedures the 2009-10 Housing Revenue Account (HRA) Capital Programme in the light of the outturn expenditure and use of resources for 2008-09 and revised estimates of capital expenditure and available resources for 2009-10.

2. Recommendations

- 2.1 That the position with regard to actual expenditure in respect of the 2008-09 HRA Capital Programme be noted and approval be given to incur £72,236 of additional scheme costs met through the virement of existing resources in respect of the following schemes:-
- |     |   |   |         |
|-----|---|---|---------|
| (a) | Housing Service vehicles                      | - | £3,860  |
| (b) | Disabled Facilities Works (Council Dwellings) | - | £50,126 |
| (c) | Reinstatement of PRC Dwellings                | - | £2,470  |
| (d) | External Envelope Works                       | - | £15,780 |
- 2.2 That approval be given to the £10,144 of expenditure in respect of Disabled Facilities Works (Council Dwellings) which has been brought forward from the 2009-10 HRA Capital Programme to the 2008-09 HRA Capital Programme.
- 2.3 That the reprogramming/slippage of £468,980 of expenditure from the 2008-09 HRA Capital Programme to the 2009-10 HRA Capital Programme, as agreed by the Director of Service Improvement, for the reasons detailed in Annex 6 be noted.

- 2.4 That the availability and use of resources in financing the 2008-09 HRA Capital Programme be noted and £942,725 of resources are carried forward to 2009-10.
- 2.5 That the current position with regard to estimated expenditure in respect of the 2009-10 HRA Capital Programme be noted and approval be given to incur £180,000 of additional scheme costs, met through the virement of existing resources:-
- |     |   |   |          |
|-----|---|---|----------|
| (a) | Disabled Facilities Works (Council Dwellings) | - | £30,000  |
| (b) | Testing and Removal of Asbestos               | - | £150,000 |
- 2.6 That the current position regarding the estimated availability of capital resources in 2009-10 be noted and that the £57,885 of uncommitted resources are held as a contingency reserve.

### 3. Summary

- 3.1 Details of the outturn resources are presented as part of Annex 2. A total of £8,916,245 was available at 31 March 2009 compared to the revised estimate of £8,762,538 reported to Cabinet on 12 February 2009. The reasons for the increase of £153,707 are detailed in section 4.
- 3.2 Details of the outturn expenditure is presented as part of Annex 3. Actual expenditure at 31 March 2009 was £7,973,520 compared to the revised estimate of £8,431,990 reported to Cabinet on 12 February 2009. The reason for this decrease in expenditure of £458,470 is primarily due to slippage in respect of the external envelope works programme as a result of adverse weather conditions.
- 3.3 A total of £942,725 of capital resources were available after financing the 2008-09 HRA Capital Programme. This compares to £330,548 reported to Cabinet on 12 February 2009, an increase of £612,177. The £942,725 of unused resources have been carried forward to 2009-10.
- 3.4 Details of the outputs (in terms of dwelling improvements) which have resulted from the implementation of the 2008-09 HRA Capital Programme are presented in the table below:-

	<u>Scheme</u>	<u>Target Outputs (Number of Dwellings)</u>	<u>Actual Outputs (Number of Dwellings)</u>	<u>Variance (Number of Dwellings)</u>
(a)	External Envelope Works	950	880	-70 *1
(b)	Replacement of Central Heating Systems	279	275	-4
(c)	Replacement of Kitchens	585	600	+15
(d)	Electrical Upgrading Works	700	650	-50 *2
(e)	Disabled Facility Works	62	75	+13

#### Notes

- \*1 Decrease in the number of completions as a result of adverse weather conditions during January/February 2009.

- \*2 Decrease in the number of dwellings requiring electrical upgrading work following electrical inspection.
- 3.5 As a result of the implementation of the 2008-09 HRA Capital Programme, the proportion of non-decent homes in the Council's housing stock has reduced to 16%.
- 3.6 Estimated available resources in 2009-10 are now forecast to be £6,430,225 as shown in Annex 2. This compares to the £5,779,548 when Council determined the programme on 25 February 2009. The reasons for the increase of £650,677 are detailed in the supporting report.
- 3.7 Expenditure in respect of the 2009-10 HRA Capital Programme is now estimated to be £6,372,340 as shown as part of Annex 3. This compares to £5,775,000 when Council determined the programme on 25 February 2009, an increase of £597,340. Slippage from the 2008-09 programme is the primary factor for the increase in expenditure, although a full analysis of the reasons are detailed in the supporting report.
- 3.8 Following the financing of the estimated 2008-09 HRA Capital Programme, £57,885 of resources are anticipated to be available and in view of the uncertainties regarding the generation of capital receipts in the current economic climate it is proposed that these are held as a contingency reserve.

#### 4. Outturn Expenditure and Use of Resources in 2008-09

- 4.1 The 2008-09 HRA Capital Programme was determined by Council on 27 February 2008.
- 4.2 The agreed programme was subsequently:-
- (a) Reviewed by Cabinet on 18 September 2008 in the light of outturn expenditure and the use of resources in respect of the 2007-08 HRA Capital Programme and the decisions of Council regarding the redirection of 100% of vacant bungalow receipts and the deletion of the bathroom replacement programme.
- (b) Reviewed by Cabinet on 12 February 2009 when a reduction in the availability of capital resources (as a result of the economic situation) and budget savings in respect of certain schemes were reported.
- 4.3 A revised estimate of the capital resources which were available in 2008-09 is presented as part of Annex 2, whilst details of the outturn expenditure in relation to the 2008-09 HRA Capital Programme is presented as part of Annex 3.
- 4.4 The changes since the last report considered by Cabinet on 12 February 2009 in relation to both available resources and outturn expenditure are summarised below:-

#### Estimated Position Reported 12 February 2009

	£	£
Resources available		8,762,538
Less Estimated expenditure		8,431,990
Resources carried forward to 2009-10 (February 2009)		(i) 330,548 (+)

Net Changes in Resources

	£		£
(a) Capital receipts (Right to Buy) *1	10,119	(+)	
(b) Capital receipts (sale of land) *2	83,260	(+)	
(c) Contribution from Staffordshire County Council (Disabled Facilities works) *3	50,126	(+)	
(d) Revenue contribution to capital outlay *4	3,855	(+)	
(e) Major Repairs Allowance *5	3,954	(-)	
(f) Energy Efficiency Commitment monies *6	20,420	(+)	
(g) Strategic Housing Priorities *7	10,119	(-)	
			(ii) 153,707 (+)

Net Changes in Expenditure

	£		£
(a) Budget savings (Annex 4)	71,870	(+)	
(b) Additional scheme costs (Annex 5)	72,236	(-)	
(c) Slippage in scheme costs 2008-09 to 2009-10 (Annex 6)	468,980	(+)	
(d) Expenditure brought forward 2009-10 to 2008-09 (Annex 6)	10,144	(-)	
			(iii) 458,470 (+)

Resources carried forward to 2009-10 (July 2009) (i) +  
(ii) + (iii)

942,725

Notes

- \*1 Increase in capital receipts in respect of Council house sales under the Right to Buy.
- \*2 Increase in capital receipts as a result of the sale of an additional site at Coulthwaite Way, Brereton.
- \*3 Additional resources as a result of a financial contribution from Staffordshire County Council to assist in providing disabled facilities works to Council dwellings.
- \*4 Additional RCCO (from the Housing Maintenance Trading Account surplus) to meet the additional cost of purchasing replacement housing maintenance vehicles.
- \*5 Adjustment to the Major Repairs Allowance to reflect depreciation.
- \*6 Additional Energy Efficiency monies to reflect an increase in qualifying works during 2008-09.

\*7 Increase in the transfer of resources to the General Fund Capital Programme (in accordance with the agreed strategic housing priorities as agreed by Council on 27 September 2006) to "match" the availability of RTB receipts.

4.5 Actual expenditure at 31 March 2009 was £7,973,520 which represents:-

(a) 90.8% of the agreed expenditure target of £8,780,150 at 18 September 2008.

(b) 94.6% of the agreed expenditure target of £8,431,990 at 12 February 2009.

4.6 Whilst the level of actual expenditure was below the pre-determined expenditure target (primarily as a result of slippage in respect of the external envelope works programme due to adverse weather conditions), this had no adverse effect on the availability of resources and resources not utilised in financing the 2008-09 programme have been carried forward to 2009-10.

4.7 A total of £942,725 of capital resources were available after financing the 2008-09 HRA Capital Programme and these have been carried forward to 2009-10.

4.8 Details of the outputs (in terms of dwelling improvements) which have resulted from the implementation of the 2008-09 HRA Capital Programme are presented in the table below:-

	<u>Scheme</u>	<u>Target Outputs (Number of Dwellings)</u>	<u>Actual Outputs (Number of Dwellings)</u>	<u>Variance (Number of Dwellings)</u>
(a)	External Envelope Works	950	880	-70 *1
(b)	Replacement of Central Heating Systems	279	275	-4
(c)	Replacement of Kitchens	585	600	+15
(d)	Electrical Upgrading Works	700	650	-50 *2
(e)	Disabled Facility Works	62	75	+13

#### Notes

\*1 Decrease in the number of completions as a result of adverse weather conditions during January/February 2009.

\*2 Decrease in the number of dwellings requiring electrical upgrading work following electrical inspection.

4.9 As a result of the implementation of the 2008-09 HRA Capital Programme, the proportion of non-decent homes in the Council's housing stock has reduced to 16%.

#### **5. Estimated Resources and Expenditure for 2009-10**

5.1 A revised estimate of the capital resources which are available in 2009-10 is presented as part of Annex 2, whilst details of the estimated expenditure commitments in relation to the 2009-10 HRA Capital Programme is presented as part of Annex 3.

5.2 The changes since the agreed programme was determined by Council on 25 February 2009, in relation to both available resources and estimated expenditure is summarised below:-

Estimated Position 25 February 2009

	£	£
Resources available		5,779,548
Less Estimated expenditure		5,775,000
Uncommitted Resources (February 2006)		<u>(i) 4,548</u> (+)

Net Changes in Resources

	£	£
(a) Resources brought forward from 2008-09 *1	612,177	(+)
(b) Capital Receipts (Sale of Council Houses) *2	72,000	(-)
(c) Capital Receipts (Sale of Land) *3	100,000	(-)
(d) Contribution from South Staffordshire PCT (Disabled Facilities works) *4	30,000	(+)
(e) Compensation monies (M6 Toll) *5	63,750	(+)
(f) Revenue contribution to capital outlay *6	44,750	(+)
(g) Strategic housing priorities *7	72,000	(+)
		<u>(ii) 650,677</u> (+)

Net Changes in Expenditure

	£	£
(a) Budget savings (Annex 7)	180,000	(+)
(b) Additional authorised expenditure (Annex 8)	138,500	(-)
(c) Additional scheme costs (Annex 8)	180,000	(-)
(d) Slippage in scheme costs 2008-09 to 2009-10 (Annex 6)	468,980	(-)
(e) Expenditure brought forward from 2009-10 to 2008-09 (Annex 4)	10,144	(+)
(f) Balance for "rounding"	4	(-)
		<u>(iii) 597,340</u> (-)
Uncommitted Resources (July 2009) (i) + (ii) + (iii)		<u>57,885</u>

Notes

- \*1 Increase in resources brought forward from 2008-09.
- \*2 Estimated decrease in the number of Council dwellings to be sold under the RTB as a result of the economic situation.
- \*3 Decrease in land receipts in respect of the Elizabeth Road Redevelopment site.
- \*4 Additional resources as a result of a financial contribution from South Staffordshire PCT to assist in providing disabled facilities works to Council dwellings.

- \*5 Additional resources as a result of compensation monies from the Highways Agency in respect of dwellings affected by the M6 Toll, as reported to Cabinet on 19 March 2009.
- \*6 Increased revenue contribution to capital outlay as agreed by Cabinet on 19 March 2009.
- \*7 Reduction in the transfer of resources to the General Fund Capital Programme (in accordance with the agreed strategic priorities as agreed by Council on 27 September 2006) to "match" the availability of RTB receipts.
- 5.3 Estimated available resources for 2009-10 are now forecast to be £6,430,225. Estimated resource availability continues to be adversely affected by the "downturn" in the housing market which is having a detrimental effect on the estimated capital receipts to be received from Right to Buy sales and the agreed land sales programme.
- 5.4 All the major schemes in the agreed 2009-10 HRA Capital Programme are currently on site and at this stage it is not considered that there will be any slippage and the agreed programme will be achieved in full. As a result, expenditure in respect of the 2008-09 programme (as revised) is now estimated to be £6,372,340.
- 5.5 Following the financing of the estimated 2009-10 HRA Capital Programme, it is now estimated that £57,885 of uncommitted resources are available and in view of the uncertainties regarding the generation of capital receipts in the current economic climate it is proposed that these are held as a contingency reserve.
- 5.6 Details of the estimated outputs (in terms of dwelling improvements) which will result from the implementation of the 2009-10 HRA Capital Programme are set out below:-

<u>Scheme</u>	<u>Target Outputs</u> <u>(Number of</u> <u>Dwellings)</u>
(a) External Envelope Works	480
(b) Replacement of Central Heating	250
(c) Replacement of Kitchens	300
(d) Electrical Upgrading	500
(e) Disabled Facilities Works	75

- 5.7 As a result of the implementation of the 2009-10 HRA Capital Programme, it is estimated that the proportion of non-decent homes in the Council's housing stock will reduce to 7%.

## **6. Conclusions and Reasons for Recommendations**

- 6.1 This report presents the outturn position in respect of the 2008-09 HRA Capital Programme and reviews the 2009-10 HRA Capital Programme, in accordance with the Council's agreed Capital Expenditure Control Procedures and Financial Regulations.

- 6.2 Reasons for variances are detailed in sections 4 and 5 of the report.

## **7. Other Options Considered**

7.1 There are no other options in respect of this report.

8. Report Author Details

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SCHEDULE OF ADDITIONAL INFORMATION

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Section 1

Contribution to Council Priorities (i.e. CHASE, Corporate Plan)

The implementation of the 2008-09 and 2009-10 HRA Capital Programmes have/will contribute to CHASE by ensuring that the Council's housing stock meets the decent homes standard.

Section 2

Contribution to Promoting Community Engagement

The outturn position in respect of the 2008-09 HRA Capital Programme has been discussed with the Chase Tenants' and Residents' Federation.

Section 3

Financial Implications

The financial implications have been referred to throughout the report.

Section 4

Legal Implications

The legal implications are set out throughout the report.

Section 5

Human Resource Implications

There are no human resource implications arising from this report.

Section 6

Section 17 (Crime Prevention)

The provision of replacement doors (with improved security) to certain dwellings (as part of the external envelope works programme) has or will result in positive implications for crime prevention.

Section 7

Human Rights Act Implications

There are no identified implications in respect of the Human Rights Act 1998 arising from this report.

Section 8

Data Protection Act Implications

There are no identified implications in respect of the Data Protection Act arising from this report.

Section 9

### Risk Management Implications

Inadequate management of the HRA Capital Programme has been identified in the Council's risk register. The potential problems include:-

- (a) Uncertainties regarding the generation of capital resources, particularly capital receipts from the sale of Council dwellings under the RTB.
- (b) Potential delays regarding the size of the receipt and the financial year when capital receipts from agreed land sales will be received.
- (c) Potential delays in implementing agreed schemes on site as a result of tenant refusals, delays in utility suppliers providing the necessary connections, inclement weather conditions and skill shortages in the building industry.

As a result:-

- (a) Expenditure in respect of the agreed HRA Capital Programme could exceed estimated resources, thus placing the Council in ultra vires position.  
  
or
- (b) The agreed expenditure targets may not be met as a result of slippage in respect of agreed schemes.

The score rating for the gross risk is 20 which falls within the high risk category. However, the Council's agreed Capital Expenditure Control Procedures seek to minimise the risks identified above, through regular monitoring of both available housing capital resources and actual and forecast expenditure, which include quarterly reports to Council. It is considered that these actions reduce the risk score to 4, placing it within the tolerable risk category.

### Section 10

### Equality and Diversity Implications

The implementation of a number of the schemes included within the 2008-09 and 2009-10 HRA Capital Programmes provide specific assistance to people with disabilities and this has positive equality and diversity implications. These include:-

- a) Specific budgets to provide disabled facilities works to Council dwellings.
- b) The provision of specialised smoke alarms for people with hearing difficulties as part of the electrical upgrading works.
- c) The provision of kitchens with low worktops to facilitate access by people in wheelchairs as part of the kitchen replacement programme.

### Section 11

### List of Background Papers

None.

Section 12Report History

<u>Title</u>	<u>Meeting</u>	<u>Date</u>
Housing Capital Resources and Housing Revenue Expenditure Requirements 2008-09 to 2010-11  (Note: The 2008-09 HRA Capital Programme was subsequently determined by Council on 27 February 2008)	Cabinet	21 February 2008
Housing Revenue Account Capital Programme 2008-09	Cabinet	18 September 2008
Housing Revenue Account Capital Programme Review 2008-09	Cabinet	12 February 2009
Housing Revenue Account Capital Resources and Housing Revenue Account Capital Expenditure Requirements 2009-10 and 2010-00  (Note: 2009-10 HRA Capital Programme subsequently determined by Council on 25 February 2009)	Cabinet	12 February 2009
Use of Compensation Monies in respect of Properties affected by the M6 Toll	Cabinet	19 March 2009
Maintenance of Footpaths on the Council's Housing Estates	Cabinet	19 March 2009
Second Doors to Council owned Bungalows	Cabinet	19 March 2009

Annexes

- Annex 1: Schedule of Additional Information
- Annex 2: HRA Capital Resources 2008-09
- Annex 3: HRA Capital Expenditure 2008-09
- Annex 4: Budget Savings 2008-09

- Annex 5: Additional Scheme costs 2008-09
- Annex 6: Slippage and Reprogramming of Scheme Costs 2008-09 to 2009-10 and Expenditure Brought Forward 2009-10 to 2008-09
- Annex 7: Budget Savings 2009-10
- Annex 8: Additional Authorised Expenditure and Additional Scheme Costs 2009-10

ANNEX 4BUDGET SAVINGS 2008-09

<u>Scheme</u>	<u>Budget Saving</u>	<u>Reason</u>
(a) Demolition of garages	£4,180	Budget savings regarding garage demolition costs in 2008-09.
(b) Void properties (Decent Homes)	£49,050	Decrease in the need for decent homes works to void properties during 2008-09.
(c) Electrical upgrading	£18,640	Budget savings in respect of internal fees at the end of the financial year.
	<u>£71,870</u>	

ADDITIONAL SCHEME COSTS 2008-09

<u>Scheme</u>	<u>Additional Costs</u>	<u>Reason</u>
(a) Replacement of Housing Service vehicles	£3,860	Additional cost of replacing housing maintenance vehicles met through additional RCCO from the Housing Maintenance Trading Account surplus.
(b) Disabled Facilities works	£50,126	Additional disabled facilities works to Council dwellings as a result of a £50,126 financial contribution from Staffordshire county Council.
(c) Reinstatement of PRC dwellings	£2,470	Reallocation of internal fees at the end of the financial year.
(d) External Envelope works	£15,780	Reallocation of internal fees at the end of the financial year.
	<u>£72,236</u>	

**SLIPPAGE AND REPROGRAMMING OF SCHEME COSTS 2008-09 TO 2009-10 AND  
EXPENDITURE BROUGHT FORWARD 2009-10 TO 2008-09**

1. Slippage and Reprogramming of Scheme Costs 2008-09 to 2009-10

	<u>Scheme</u>	<u>Slippage/ Reprogrammed</u>	<u>Reason</u>
(a)	PRC Redevelopment (Bevan Lee)	£22,630	Reduction in the amount of Home Loss and Disturbance Payments during 2008-09.
(b)	PRC Redevelopment (Elizabeth Road)	£60,960	Reduction in the amount of Home Loss and Disturbance Payments during 2008-09.
(c)	Replacement of kitchens	£36,580	Reprogramming of resources to 2009-10 pending settlement of the final account for the 2003-08 contract.
(d)	Replacement of partial central heating	£7,380	Reprogramming of resources to 2009-10 pending settlement of the final account for the 2003-08 contract.
(e)	External Envelope works	£307,000	Delay in completing works on site during 2008-09 as a result of adverse weather conditions in January and February.
(f)	Asbestos testing and removal	£34,430	Reprogramming of unspent budget to 2009-10.
		<u>£468,980</u>	

2. Expenditure Brought Forward 2008-09 to 2009-10

	<u>Scheme</u>	<u>Expenditure Brought Forward</u>	<u>Reason</u>
(a)	Disabled Facilities works (Council dwellings)	£10,144	Additional expenditure in 2008-09 in respect of works on site.
		<u>£10,144</u>	



BUDGET SAVINGS 2009-10

	<u>Scheme</u>	<u>Budget Saving</u>	<u>Reason</u>
(a)	Replacement of kitchens	£80,000	Virement of £30,000 to the External Envelope Works Programme to meet the cost of second doors to bungalows (as agreed by Cabinet on 19 March 2009) together with £50,000 to establish a 2009-10 asbestos testing and removal budget.
(b)	Replacement of central heating	£50,000	Virement of £50,000 to establish a 2009-10 asbestos testing and removal budget.
(c)	External Envelope works	£50,000	Virement of £50,000 to establish a 2009-10 asbestos testing and removal budget.
		<u>£180,000</u>	

**ADDITIONAL AUTHORISED EXPENDITURE AND ADDITIONAL SCHEME COSTS 2009-10**1. Additional Authorised Expenditure

	<u>Scheme</u>	<u>Additional Authorised Expenditure</u>	<u>Reason</u>
(a)	Double glazing (Red Lion Lane/Red Lion Avenue, Norton Canes)	£25,000	As agreed by Council 29 April 2009.
(b)	Provision of dropped kerbs (Braemar Road, Norton Canes)	£15,000	As agreed by Council 29 April 2009.
(c)	Maintenance of footpaths (Moss Estate, Chadsmoor)	£68,500	As agreed by Council 29 April 2009.
(d)	External Envelope Works Programme	£30,000	Virement of resources from the kitchen replacement programme budget to meet the cost of providing second doors to bungalows as part of the 2009-10 External Envelope Works Programme (as agreed by Cabinet on 19 March 2009).
		£138,500	
		_____	

2. Additional Scheme Costs

	<u>Scheme</u>	<u>Additional Costs</u>	<u>Reason</u>
(a)	Disabled Facilities works (Council dwellings)	£30,000	Increase in resources as a result of a £30,000 financial contribution from South Staffordshire PCT.
(b)	Asbestos testing and removal	£150,000	Establishment of 2009-10 asbestos testing and removal budget.
		£180,000	
		_____	

**Statement of Housing Capital Resources as at June 2009**

	2008-09					2009-10		
	<u>Feb-08</u>	<u>Sept-08</u>	<u>Jan 09</u>	<u>Mar 09</u>	Variance	<u>Feb-09</u>	<u>Jun-09</u>	Variance
	£	£	£	£	£	£	£	£
	Estimated	Estimated	Estimated	Actual		Estimated	Estimated	
<b><u>AVAILABLE HOUSING RESOURCES</u></b>								
<b><u>Resources Brought Forward</u></b>	3,236,280	2,931,038	2,931,038	2,931,038	0	330,548	942,725	612,177
<b><u>New Resources</u></b>								
Supported Capital Expenditure	420,000	420,000	420,000	420,000	0	420,000	420,000	0
Capital Receipts - Sale of Council Houses (Net)	1,002,000	300,000	174,000	184,119	10,119	318,000	246,000	(72,000)
Capital Receipts - Vacant Bungalows (Net)	2,250,000	0	0	-	0			0
Capital Receipts - Sale of Land (Net)	3,825,000	1,325,750	684,500	767,760	83,260	460,000	360,000	(100,000)
Contribution from Staffordshire County Council - Disabled Facility Grant Works				50,126	50,126			0
Contribution from South Staffs PCT - Disabled Facility Grant Works							30,000	30,000
Compensation Monies - M6 Toll							63,750	63,750
Revenue Contributions	1,140,000	1,140,000	1,140,000	1,143,855	3,855	1,360,000	1,404,750	44,750
Major Repairs Allowance	3,187,000	3,187,000	3,187,000	3,183,046	(3,954)	3,159,000	3,159,000	(0)
Energy Efficiency Commitment	50,000	50,000	100,000	120,420	20,420	50,000	50,000	0
Resources Available	15,110,280	9,353,788	8,636,538	8,800,364	163,826	6,097,548	6,676,225	578,677
<b><u>Less Contributions to the General Fund Capital Programme</u></b>								
Strategic Housing Priorities	(823,000)	(300,000)	(174,000)	(184,119)	(10,119)	-	246,000	72,000
Improving the Mix of the Social Housing Stock	(1,500,000)	0	300,000	300,000	0	318,000	-	0
<b>Total Resources Available</b>	<b>12,787,280</b>	<b>9,053,788</b>	<b>8,762,538</b>	<b>8,916,245</b>	<b>153,707</b>	<b>5,779,548</b>	<b>6,430,225</b>	<b>650,677</b>
Less Committed Expenditure - (HRA Schemes)	8,775,000	8,780,150	8,431,990	7,973,520	(458,470)	5,775,000	6,372,340	597,340
<b>Resources carried forward</b>	<b>4,012,280</b>	<b>273,638</b>	<b>330,548</b>	<b>942,725</b>	<b>612,177</b>	<b>4,548</b>	<b>57,885</b>	<b>53,337</b>

Housing Revenue Account Capital Programme Expenditure 2008-09 and 2009-10

ANNEX 3

CODE NAVISION	Scheme Detail	2008-09 Programme Sep 08 £	2008-09 Programme Jan 09 £	2008-09 Programme Outturn £	2008-09 Variance £
	<u>SUMMARY - HOUSING</u>				
	Enabling Role	599,480.00	500,720	416,810	(83,910)
	Mandatory Expenditure	345,000.00	340,000	400,270	60,270
	Improvements	4,337,670.00	4,136,270	4,045,730	(90,540)
	Enhancements	3,498,000.00	3,455,000	3,110,710	(344,290)
	<b>TOTAL</b>	<b>8,780,150.00</b>	<b>8,431,990</b>	<b>7,973,520</b>	<b>(458,470)</b>

2009-10 Programme Feb 09 £	2009-10 Programme June 09 £	2009-10 Variance £
305,000	388,590	83,590
455,000	474,860	19,860
3,008,000	2,946,960	(61,040)
2,007,000	2,561,930	554,930
<b>5,775,000</b>	<b>6,372,340</b>	<b>597,340</b>

CODE NAVISION	Scheme Detail	2008-09 Programme Sep 08 £	2008-09 Programme Feb 09 £	2008-09 Programme Outturn £	2008-09 Variance £
	<u>ENABLING ROLE</u>				
C705	Demolition of Garages	20,000	10,000	5,820	(4,180)
C683	- PRC re-development (Bevan Lee Estate)	283,760	195,000	172,370	(22,630)
C012	Elizabeth Road PRC Redevelopment	255,430	255,430	194,470	(60,960)
C706	Replacement of Housing Service Vehicles	40,290	40,290	44,150	3,860
	<b>Sub-Total</b>	<b>599,480.00</b>	<b>500,720</b>	<b>416,810</b>	<b>(83,910)</b>

2009-10 Programme Feb 09 £	2009-10 Programme Revised £	2009-10 Variance £
20,000	20,000	0
28,000	50,630	22,630
257,000	317,960	60,960
0	0	0
<b>305,000</b>	<b>388,590</b>	<b>83,590</b>

CODE NAVISION	Scheme Detail	2008-09 Programme Sep 08 £	2008-09 Programme Feb 09 £	2008-09 Programme Outturn £	2008-09 Variance £
	<u>MANDATORY EXPENDITURE</u>				
C029	- Council Dwellings	340,000	340,000	400,270	60,270
C031	- Tenants Improvements	5,000	0		0
	<b>Sub-Total</b>	<b>345,000.00</b>	<b>340,000</b>	<b>400,270</b>	<b>60,270</b>

2009-10 Programme Feb 09 £	2009-10 Programme Revised £	2009-10 Variance £
450,000	469,860	19,860
5,000	5,000	0
<b>455,000</b>	<b>474,860</b>	<b>19,860</b>

CODE NAVISION	Scheme Detail	2008-09 Programme Sep 08 £	2008-09 Programme Feb 09 £	2008-09 Programme Outturn £	2008-09 Variance £
	<u>IMPROVEMENTS</u>				
C438	Reinstatement of PRC Dwellings	13,500	12,100	14,570	2,470
C680	Replacement of Kitchens	2,755,000	2,755,000	2,718,420	(36,580)
	Central Heating Programmes:				
C699	-Replacement of Partial 2004-05 to 2007-08	1,230,000	1,030,000	1,022,620	(7,380)
C695	Void Properties - Decent Homes	339,170	339,170	290,120	(49,050)
	Double Glazing (Red Lion Lane / Red Lion Avenue)	0	0	0	0
	<b>Sub-Total</b>	<b>4,337,670.00</b>	<b>4,136,270</b>	<b>4,045,730</b>	<b>(90,540)</b>

2009-10 Programme Feb 09 £	2009-10 Programme Revised £	2009-10 Variance £
	0	0
1,505,000	1,461,580	(43,420)
1,203,000	1,160,380	(42,620)
300,000	300,000	0
0	25,000	25,000
<b>3,008,000</b>	<b>2,946,960</b>	<b>(61,040)</b>

CODE NAVISION	Scheme Detail	2008-09 Programme Sep 08 £	2008-09 Programme Feb 09 £	2008-09 Programme Outturn £	2008-09 Variance £
	<u>ENHANCEMENTS</u>				
C692	Upgrading of Electrical Systems:	464,000	464,000	445,360	(18,640)
C681	External Envelope Works	2854000	2,811,000	2,519,780	(291,220)
C437	Asbestos Testing and removal	180,000	180,000	145,570	(34,430)
	Dropped Kerbs (Braemar Road)	0	0	0	0
	Footpath Maintenance (Moss Estate)	0	0	0	0
	Sub-Total	3,498,000.00	3,455,000	3,110,710	(344,290)

2009-10 Programme Feb 09 £	2009-10 Programme Revised £	2009-10 Variance £
446,000	446,000	0
1,561,000	1,848,000	287,000
	184,430	184,430
0	15,000	15,000
0	68,500	68,500
2,007,000	2,561,930	554,930